GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Lands – Visakhapatnam District – Alienation of Government land to an extent of Ac.0.24 Cents and Ac.0.50cts of APHB land, total admeasuring Ac.0.74 cts in at Paradesipalem (V), Visakhapatnam Rural (M) & Visakhapatnam District in favour of Aamoda Publications Private Limited, Visakhapatnam, in lieu of their (Aamoda Pvt Ltd) earlier alienated land (vide G.O.MS.No.251, Revenue (Assn.II) Dept., Dt:28.06.2017) of Ac:0.74 cts out of Ac:1.50 Cts which was covered in National Highway Buffer Zone, on free of cost subject to the certain conditions in addition to the conditions under BSO-24 and G.O.Ms No.571, Revenue (Assn.I) Dept., dt: 14.09.2012–Orders-Issued

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REVENUE (LANDS.I) DEPARTMENT

G.O.MS.No. 492 Dated: 12-12-2025

Read the following:-

1. G.O.Ms. No. 251, Revenue (Assn.II) Dept.,dated: 28.06.2017
2. G.O.Ms.No.21, Revenue (Lands.I) Dept., Dt.30.01.2020
3. Hon'ble High Court orders dated 29.11.2024 in Writ Petition No. 2473/2020 filed by M/s. Aamoda Publications Pvt. Ltd.
4. From the CCLA & Spl.CS, Lr.No.REV02-22025/2/2025-LA1- 2984873, Dt:02-11-2025 along with Minutes of the APLMA meeting held on 31.10.2025

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ORDER:

In the reference 1st read above, Government have issued orders for alienation of Govt. land to an extent of Ac.1.50 in Sy.Nos.191/10 to 191/14 of Paradesipalem (V), Visakhapatnam Rural (M) in favour of Aamoda Publications Pvt. Ltd., Visakhapatnam for construction of office building on payment of Market Value, subject to usual conditions in addition to conditions under BSO-24 and in terms of G.O.Ms.No.571, Revenue (Assn-I) Department, Dt.14.9.2012.

2. In the reference 2nd read above, Government have cancelled the allotment of Government land to an extent of Ac.1.50cts in sy.No.191/10 to 14 of Paradesipalem village of Visakhapatnam Rural Mandal alienated in favour of M/s. Aamoda Publications Pvt ltd and directed the District Collector, Visakhapatnam to resume the land duly following procedure laid down in rules.

3. Aggrieved by the Government orders in the reference 2nd read above, the alienee M/s. Aamoda Publications Pvt ltd has filed Writ Petition No. 2473/2020 and in the reference 3rd read above, the Hon'ble High Court on 29.11.2024 has disposed of the WP No.2473/2020, setting aside the Govt. orders in G.O.Ms.No.21, dated 30-01-2020. The Govt while enclosing the above APHC orders have requested the District Collector, Visakhapatnam to take appropriate action to implement the orders of the Hon'ble High Court in accordance with law within time.

4. In the reference 4th read above, the CCLA, AP has submitted that the District Collector, Visakhapatnam District has submitted that the Aamoda Publication has requested for exchange of alternative Government land in lieu of their alienated

land measuring an extent of Ac.0.74cts in Sy.No.191/10 to 13 and 191/14p as the same is covered by NH Road and Buffer Zone. Accordingly, the Collector, Visakhapatnam has submitted that an extent of Ac:0.50 Cts in Sy.No. 203/2p which is under the control of Andhra Pradesh Housing board & Ac:0.24 of Govt land in Sy.No.168/3, total admeasuring Ac:0.74 Cts was identified as alternative land for Aamoda. Further an extent of Ac:0.64 Cts equivalent land value in Sy.No.168/1 under exchange basis was identified to allot to APHB in exchange of their (APHB) land Ac:0.50 Cts which is now proposed to be handed over to Aamoda Publications Pvt ltd. The APHB has given consent to the above exchange subject to allotment of Ac.1.15cts in Sy.No.168 to APHB in compensation for the Ac.0.50cts in Sy.No.203/2 proposed for alienation to Aamoda Publications Pvt. Ltd.

5. The Chief Commissioner of Land Administration & Special Chief Secretary, Andhra Pradesh has stated that the proposal of District Collector, Visakhapatnam District has been placed in the APLMA meeting held on 30.10.2025 and the APLMA has resolved and recommended the proposal as follows::

i. To alienate Ac:0.24 Cts of Government land in Sy.No.168/3 & Ac:0.50 Cts of APHB land in Sy.No.203/5, total admeasuring Ac:0.74 Cts at Paradesipalem (V), Visakhapatnam Rural (M) & Visakhapatnam District in favour of Aamoda Publications Private Limited, Visakhapatnam, in lieu of their (Aamoda Pvt Ltd) earlier alienated land (vide G.O.MS.No.251, Revenue (Assn.II) Dept., Dt:28.06.2017) of Ac:0.74 cts out of Ac:1.50 Cts which was covered in National Highway Buffer Zone. Land is now proposed to be alienated free of cost subject to the certain conditions in addition to the conditions under BSO-24 and G.O.Ms No.571, Revenue (Assn.I) Dept., dt: 14.09.2012 and subject to submission of NOC from Urban Authority.

ii. To exchange Ac:0.64 Cts of Government land in Sy.No.168-1 of Paradesipalem (V), Visakhapatnam Rural (M) & Visakhapatnam District in favour of Andhra Pradesh Housing Board (APHB), Vijayawada in lieu of Ac.0.50 Cts of APHB land in Paradesipalem (V), Visakhapatnam Rural (M) & Visakhapatnam District which is now proposed for alienation to Aamoda Publications Private Limited as previous land allotted to Aamoda falls in National Highway Buffer Zone, on free of cost, as lands previously alienated to Amodha and land now proposed for alienation have equal market value. Alienation is proposed as per BSO-26 A read with G.O.Ms.No.571, Revenue (Assignment-I) Department, dated 14.09.2012 subject to the certain conditions:

6. Government after careful examination of the matter hereby order to alienate Ac:0.24 Cts of Government land in Sy.No.168/3 & Ac:0.50 Cts of APHB land in Sy.No.203/5, total admeasuring Ac:0.74 Cts at Paradesipalem (V), Visakhapatnam Rural (M) & Visakhapatnam District in favour of Aamoda Publications Private Limited, Visakhapatnam, in lieu of their (Aamoda Pvt Ltd) earlier alienated land (vide G.O.MS.No.251, Revenue (Assn.II) Dept., Dt:28.06.2017) of Ac:0.74 cts out of Ac:1.50 Cts which was covered in National Highway Buffer Zone. Land is now proposed to be alienated free of cost subject to the following conditions in addition to the conditions under BSO-24 and G.O.Ms No.571, Revenue (Assn.I) Dept., dt:14.09.2012 and subject to submission of NOC from Urban Authority:

a) The land shall not be alienated, leased or transferred in any other manner by the allottee to any other organization or entity or department without explicit/prior approval of the Government in Revenue Department and it shall only be utilized for the purpose intended.

b) Water bodies are not recommended for alienation.

c) Water body existing if any, amidst the alienated and, including land with such classification, the natural course, inlet/outlet systems and the very natural setting shall not be disturbed.

d) No construction whatsoever shall take place over such land, under any circumstance. Further, no structure/erection shall be erected over it.

e) The requisition Department and the District Collector shall Endeavour to preserve, protect and safeguard them. The land shall be utilized for the purpose for which it is allotted within three years of the orders of alienation.

7. Further, Government hereby order to exchange Ac:0.64 Cts of Government land in Sy.No.168-1 of Paradesipalem (V), Visakhapatnam Rural (M) & Visakhapatnam District in favour of Andhra Pradesh Housing Board (APHB), Vijayawada in lieu of Ac.0.50 Cts of APHB land in Paradesipalem (V), Visakhapatnam Rural (M) & Visakhapatnam District which is now proposed for alienation to Aamoda Publications Private Limited as previous land allotted to Aamoda falls in National Highway Buffer Zone, on free of cost, as lands previously alienated to Amodha and land now proposed for alienation have equal market value. Alienation is proposed as per BSO-26 A read with G.O.Ms.No.571, Revenue (Assignment-I) Department, dated 14.09.2012 subject to the following conditions:

a)The land exchanged to the Government should not be alienated, leased or transferred in any other manner once it is transferred to Government, by the private owner to any other organization or entity or department.

b) After issue of Exchange Orders by the Government, the Collector shall instruct the concerned Tahsildar immediately to take possession of the land. The Tahsildar shall take possession of the land under Panchanama in the presence of authorised representative, who exchanged the land;

c) Process of relinquishment as stipulated under BSO-26(A) shall be strictly followed;

d) After taking possession of the land, the Tahsildar concerned shall make necessary changes in the land records and web land in coordination with AP Housing Board Department Authorities by communicating a copy of the Government order along-with copy of panchanama to them;

e) The authority who exchanged their land with that of the Government Land shall not claim any kind of compensation/ right on the exchanged land in future. If they do so, the Government is at liberty to initiate appropriate action against the private party as deemed fit;

f) The Government reserves its right to cancel the land exchange at any time without issuing any notice in the event of any fraud / misinformation / title dispute that may arise in future / any other reason, which is against the Government interest;

g) The land obtained under exchange from the Government shall be utilized only for the purpose intended and shall not be transferred to any other organization or entity;

h) The land shall be utilized for the purpose for which it is allotted within three years of the orders of Exchange.

8. The Chief Commissioner of Land Administration & Special Chief Secretary, Andhra Pradesh and the District Collector, Visakhapatnam District shall take further necessary action accordingly in the matter.

9. This order issued with the concurrence of Finance Department vide their U.O No. FIN-45027/448/2016-SO(FMU-REV,I)-FINANCE (Computer No: 150366) dated 27.11.2025

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

G.SAI PRASAD
SPECIAL CHIEF SECRETARY TO GOVERNMENT (FAC)

To
The Chief Commissioner of Land Administration & Special Chief Secretary, AP.,
APIIC Towers, Autonagar, Mangalagiri, Guntur District.
The District Collector, Visakhapatnam District.
Copy to:
The Vice-Chairman & Housing Commissioner, AP Housing Board.
The Finance (Revenue) Department
The GA(Cabinet)Dept., w.r.t U.O No.616/2025
The P.S. to Prl. Secretary to Hon'ble C.M.
The O.S.D. to Hon'ble Min. (Revenue, R&S).
The P.S. to Chief Secretary
The P.S. to Spl.CS , Revenue (Lands) Department.
SF/SC (Computer No.146682).

//FORWARDED :: BY ORDER//

SECTION OFFICER